

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 16, 1967

Appeal No. 9330 John D. Howell, et ux, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on August 16, 1967.

ORDERED: EFFECTIVE DATE :OF ORDER: December 9, 1968

That the appeal for a variance from the open court requirements of Section 3306.1 of the R-5-B District and from the provisions of Section 7201.3 to permit waiver of off-street parking for remodeling a 20-unit apartment building into a 26-unit apartment building at 1718 Corcoran Street, N.W., lot 805, Square 155, be granted.

FINDINGS OF FACT:

1. Appellant's property is located in an R-5-B District.
2. The property is improved with a 5-story masonry building. The lot has a frontage of 51.92 feet on Corcoran Street, N.W., and a depth of 87.50 feet, and a 15-foot public alley in the rear. The property contains an area of 4,540 square feet of land.
3. Appellant's building is vacant when last occupied housed 20 family units. Remodeling proposed will eliminate exterior fire escapes and restoration of exterior facade. The building will be air-conditioned, provide elevator service, and meet all code requirements for fire safety and egress. The exterior walls will remain undisturbed.
4. Appellant stated that the majority of the occupants will utilize public transportation and therefore, in his opinion, will create no parking problems in the neighborhood.
5. Appellant requests waiver of the provisions of Section 7201.3 of the regulations which would require 3 off-street parking spaces. In this connection appellant states that there are 2 public parking lots and 1 grocery store lot across the street, and that because of the convenience of the area to public transportation and shopping areas many of the tenants of neighborhood restored units do not possess cars nor is it expected that the increase in units will create undue burden on the availability of parking facilities.

6. The addition of six units will result in a 30 percent increase in occupancy opposed to a 25 percent increase which is authorized under existing regulations. Inasmuch as the existing structure substantially occupies the entire site, no off-street parking spaces can be provided without demolition of part of the existing structure.

7. The variance requested from the open court requirements of Section 3306.1 of the regulations will permit remodeling of ground floor apartments. Apartments above that level which now face on a court may continue under existing regulations. There will be no changes to existing courts nor in the size of the structure.

8. The present basement level is unused except for a heating plant. It is proposed to use this existing area for apartment units and provide window access to the courts as provided for the apartment units above.

9. The Dupont Circle Citizens Association endorses the application. There are three letters on file with the Board in favor of the granting of this appeal. There was no objection to the granting of this appeal registered at the public hearing.

OPINION:


Inasmuch as appellant does not intend to alter the size of the existing courts nor increase the bulk of the existing building, we are of the opinion that he has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the request would result in peculiar and practical difficulties and undue hardship upon the owner.

We are further of the opinion that the waiver of the 3 required off-street parking spaces can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map. We are further of the opinion that the granting of this relief will have no adverse affect upon nearby and adjoining property.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

  
CHARLES E. MORGAN  
Secretary of the Board

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THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE DATE OF THE ORDER.